

# Carlyle/Eisenhower East Design Review Board (DRB) Application

**PROJECT NAME:** Carlyle Park Towers **BLOCK:** 32

**ADDRESS OF PROJECT:** 760 John Carlyle Street, 800 Bartholomew Street, 1700 and 1800 Eisenhower Avenue

**APPLICATION FOR REVIEW OF:** *(Check one)*

☒ Building    ☒ Concept    ☐ Final  
☐ Sign  
☐ Awning  
☐ Other: \_\_\_\_\_

**APPLICANT Name:** Jonathan P. Rak, McGuireWoods LLP, on behalf of Carlyle Plaza LLC

**Address:** 1750 Tysons Boulevard, Suite 1800, Tysons VA 22102

**Phone:** 703-712-5411

**Email Address:** jrak@mcguirewoods.com

**ARCHITECT/DESIGNER Name:** Arquitectonica

**Address:** \_\_\_\_\_

**Phone:** \_\_\_\_\_

**Email Address:** \_\_\_\_\_

**PROPERTY OWNER Name:** Alder Branch Realty Limited Partnership LLLP, Alder Branch South Landco LLC, and Carlyle Plaza LLC  
(if different from APPLICANT)

**Address:** 300 Chapel Hill Lane PO Box 797 Berryville, VA 22611

**Phone:** 202-682-8733

**Email Address:** skaufmann@jmzell.com

**DESCRIBE THE REQUEST BRIEFLY:** Concept review of proposed changes to approved design and development on Block 32.

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

**Note: Per condition #67 of the Carlyle SUP #2253, as amended by SUP #2007-0094, all applicants will be responsible for the costs associated with DRB review of the application. Fees are determined based upon the number of applicants per hearing. Applicants will be notified by Planning and Zoning staff of the amount owed after the filing deadline has passed and the agenda for the hearing has been finalized. Payment is expected prior to the request being acted upon by the DRB.**

**Applicant Signature:** p.p. Steven M. Mikulic

**Date:** 09/24/2020

**Applicant Printed Name:** Jonathan P. Rak

## **Carlyle/Eisenhower East Design Review Board (DRB) Filing Instructions**

### **Filing Deadlines**

- Applications for DRB review must be submitted no later than thirty (30) calendar days prior to the scheduled DRB meeting.
- Contact the DRB staff at the number below at least a week prior to filing to coordinate submissions by the filing deadline. DRB staff will request that PDFs of draft submissions be emailed to P&Z for pre-review and comment. Staff will notify applicants of any suggested design/content revisions to submissions to be made by the filing deadline.
- A schedule of submission dates is maintained in the Department of Planning and Zoning and is also posted at: <http://alexandriava.gov/planning/info/default.aspx?id=43130>
- All applications are due by 5:00 p.m. on the day of the application filing deadline.
- If no applications are received by the submission deadline for a given hearing, that hearing will be cancelled.

### **Application Support Materials**

- All supporting materials (see attached checklist) must be submitted by the **filing deadline (see above)**. **New material may not be submitted or presented at the DRB hearing.**
- Applications without the required supporting materials are deemed incomplete and will not be heard by the DRB.

**For assistance with any of these procedures contact P&Z  
Development Staff at (703) 746-4666.**



## **Carlyle/Eisenhower East Design Review Board (DRB)**

### **Application Checklist for Buildings in CONCEPT REVIEW\*:**

N/A Physical massing model at minimum 1"=30', showing existing and proposed buildings for all adjacent properties

✓ **Submit the following plan copies containing all of the information on this checklist:**

N/A Twelve (12) 11"x17" collated, stapled color sets

N/A One (1) 24"x36" collated, stapled, color sets, and

✓ One (1) 11"x17" 120 dpi PDF file

✓ Number all sheets in plan set

Zoning tabulations (for each element, list zoning ordinance requirement and number proposed):

✓ Zoning of the site

✓ Existing uses on the site

✓ Proposed uses for the site

✓ Lot area(s) (and minimum lot area required under zoning, if applicable)

✓ Number of dwelling units (list by number of bedrooms for multifamily)

✓ Units per acre for residential

✓ Gross square feet (GSF) of building area, total and listed by use (with area devoted to parking included and listed separately)

✓ Net square feet (NSF) of floor area, total and listed by use

✓ Existing and proposed floor-area-ratios

✓ Open space total provided and broken down by ground-level space and usable space provided

✓ Average finish grade for each building

✓ Height of each building above average finish grade

✓ Building setbacks with required and proposed listed separately

✓ Frontage with required and proposed listed separately

✓ Parking spaces (listed by compact, standard, handicapped size and total)

✓ Loading spaces (number required and number proposed)

Site plan/architecture:

✓ Color Site plan at appropriate scale, showing approved uses & heights for adjacent properties

✓ Color Landscape concept plan showing hardscape and planting areas, trees, street furniture, etc.

✓ Color typical floor plans at min. 1/16" = 1'-0" for all levels including roof

✓ Building elevations in color at min. 1/16" = 1'-0" of all building faces with materials labeled, rendered with shadows and keyed to plans

✓ Building/site sections showing grade changes in relationship to buildings and/or retaining walls, rendered with shadows and keyed to plans and showing average finish grade line and heights, including penthouses

✓ Enlarged details (plan/section/elevation) of typical bays at pedestrian level as required

✓ Street-level perspective views in color

✓ Building solid/void area ratio calculation drawings and tabulations

# **Carlyle/Eisenhower East Design Review Board (DRB)**

## **Application Checklist for Buildings in FINAL REVIEW\*:**

- \_\_\_\_\_ Detailed physical building model at appropriate scale
- \_\_\_\_\_ **Submit the following plan copies containing all of the information on this checklist:**
- \_\_\_\_\_ **Twelve (12) 11"x17" collated, stapled color sets**
- \_\_\_\_\_ **One (1) 24"x36" collated, stapled, color sets, and**
- \_\_\_\_\_ **One (1) 11"x17" 120 dpi PDF file**
- \_\_\_\_\_ **Number all sheets in plan set**

### Zoning tabulations (for each element, list zoning ordinance requirement and number proposed):

- \_\_\_\_\_ Zoning of the site
- \_\_\_\_\_ Existing uses on the site
- \_\_\_\_\_ Proposed uses for the site
- \_\_\_\_\_ Lot area(s) (and minimum lot area required under zoning, if applicable)
- \_\_\_\_\_ Number of dwelling units (list by number of bedrooms for multifamily)
- \_\_\_\_\_ Units per acre for residential
- \_\_\_\_\_ Gross square feet (GSF) of building area, total and listed by use (with area devoted to parking included and listed separately)
- \_\_\_\_\_ Net square feet (NSF) of floor area, total and listed by use
- \_\_\_\_\_ Existing and proposed floor-area-ratios
- \_\_\_\_\_ Open space total provided and broken down by ground-level space and usable space provided
- \_\_\_\_\_ Average finish grade for each building
- \_\_\_\_\_ Height of each building above average finish grade
- \_\_\_\_\_ Building setbacks with required and proposed listed separately
- \_\_\_\_\_ Frontage with required and proposed listed separately
- \_\_\_\_\_ Parking spaces (listed by compact, standard, handicapped size and total)
- \_\_\_\_\_ Loading spaces (number required and number proposed)

### Site plan/architecture:

- \_\_\_\_\_ Color Site plan at appropriate scale, showing approved uses & heights for adjacent properties
- \_\_\_\_\_ Color Landscape concept plan showing hardscape and planting areas, trees, street furniture, etc.
- \_\_\_\_\_ Color typical floor plans at min. 1/16" = 1'-0" for all levels including roof
- \_\_\_\_\_ Building elevations in color at min. 1/16" = 1'-0" of all building faces with materials labeled, rendered with shadows and keyed to plans
- \_\_\_\_\_ Building/site sections showing grade changes in relationship to buildings and/or retaining walls, rendered with shadows and keyed to plans and showing average finish grade line and heights, including penthouses
- \_\_\_\_\_ Street-level perspective views in color
- \_\_\_\_\_ Building solid/void area ratio calculation drawings and tabulations
- \_\_\_\_\_ Landscape details, referenced to Color Landscape plan
- \_\_\_\_\_ Enlarged details (plan/section/elevation) of all building setbacks with dimensions
- \_\_\_\_\_ Wall sections with enlarged details indicating different conditions at building setbacks
- \_\_\_\_\_ Additional materials requested by the DRB or materials required by conditions of approval (if applicable): List: \_\_\_\_\_

*\*Color and material boards and samples to be provided at Board hearing*

- \_\_\_\_\_ Additional materials requested by the DRB or materials required by conditions of approval (if applicable): List: \_\_\_\_\_

## **Carlyle/Eisenhower East Design Review Board (DRB)**

### **Application Checklist for Signs, Awnings, Other:**

\_\_\_\_\_ **Submit twelve (12) 11"x17" (minimum size) collated, stapled color sets (w/pages numbered) and one (1) 11"x17" 120 dpi resolution PDF file of the following:**

\_\_\_\_\_ Color Site plan at a measurable scale showing:

- location(s) of proposed element(s)
- dimensions of storefront and building widths [FOR SIGNS & AWNINGS ONLY]

\_\_\_\_\_ Large-scale elevations and sections with enlarged details

\_\_\_\_\_ Elevations in color at min. 1/16" = 1'-0", with materials labeled, rendered with shadows and keyed to plans

\_\_\_\_\_ Street-level perspective photomontages in color (daytime view)

\_\_\_\_\_ Street-level perspective photomontages in color (nighttime view) [FOR SIGNS ONLY]

\_\_\_\_\_ Additional materials requested by the DRB or materials required by conditions of approval (if applicable): List: \_\_\_\_\_

Design guidelines (provide information needed to assess compliance):

\_\_\_\_\_ If located within the Carlyle CDD, information required by the *Carlyle Design Guidelines* and the *Carlyle Streetscape Design Guidelines*

\_\_\_\_\_ If located in the Eisenhower East CDD, information required by the *Eisenhower East Design Guidelines*

# CARLYLE PARK

BLOCK 32  
ALEXANDRIA | VIRGINIA



09/24/2020

DESIGN REVIEW BOARD  
SUBMISSION I

PREPARED BY:

**ARQUITECTONICA**

CARLYLE PARK - ZONING TABULATION

ZONE:	CDD #11
EXISTING USE:	VACANT
PROPOSED USES ON SITE:	RESIDENTIAL, RETAIL, PARKING & OPEN SPACE
PROPOSED F.A.R.:	5.11
TOTAL LOT AREA (2):	271,222 SF (6.23 ACRES)

PERMITTED FLOOR AREA PER DSUP 2019-0024 (1)

	PERMITTED	PROPOSED
RESIDENTIAL	632,056	1,378,170
OFFICE	755,114	
RETAIL (3)	-	9,000
TOTAL	1,387,170	1,387,170

UNIT MIX (TOWERS 1+2)

TYPE	TOWER 1 (PHASE 1)		TOWER 2 (PHASE 2)		TOWERS 1+2 (PHASE 1+2)	
	COUNT	%	COUNT	%	COUNT	%
ST	52	14%	44	13%	96	13.5%
1BR	207	56%	191	56%	398	56.0%
2BR	105	28%	98	29%	203	28.6%
3B	3	1%	-	-	3	0.4%
TOWNHOUSE	5	1%	6	2%	11	1.5%
TOTAL	372	100%	339	100%	711	100.0%

RESIDENTIAL	# FLOORS (4)	GROSS FLOOR AREA GSF (4)	ZONING FLOOR AREA (ZSF-NET) (4)	MAXIMUM PARKING AS PER DSUP	PROVIDED PARKING	LOADING REQUIRED	LOADING PROVIDED	APPROX. UNIT COUNT	AVG. BUILDING FINISH GRADE (5)	BUILDING HEIGHT (6)
PHASE 01		386,220	353,500	-	255		2	-	± 31.00	375' MAX
PHASE 02		341,840	317,000	-	274		2	-	± 32.50	375' MAX
PHASE 03		422,010	365,800	-	442		2	-	± 27.50	375' MAX
PHASE 04		379,860	350,870	-	186		2	-	± 30.50	375' MAX
TOTAL RESIDENTIAL		1,529,930	1,387,170	2,055	1,157	N/A	8	1,414		

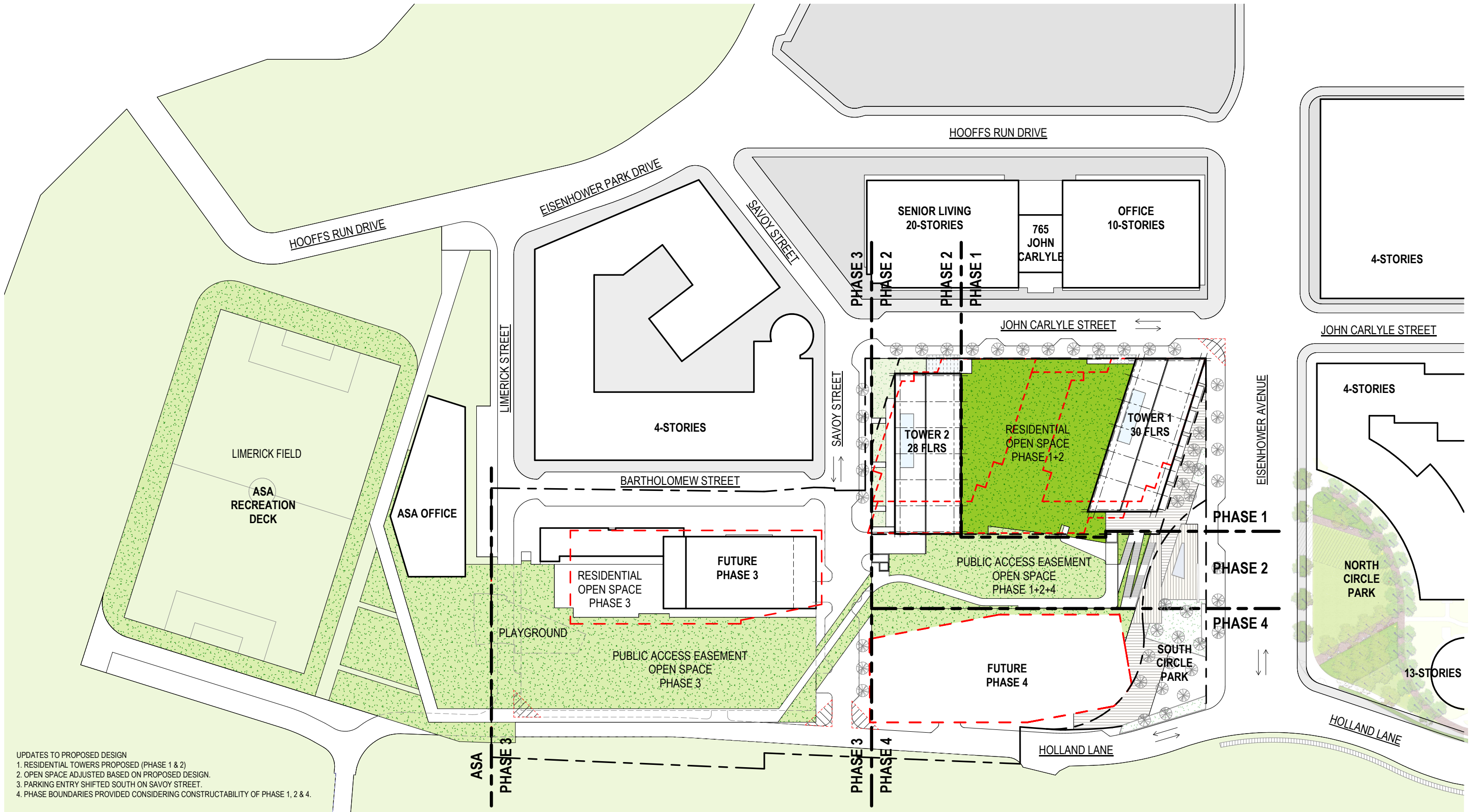
RESIDENTIAL DENSITY: 227 UNIT/ACRE 0.82 PARKING SPACE/UNIT

PARKING	# FLOORS (4)	GROSS FLOOR AREA GSF (4)	ZONING FLOOR AREA (ZSF-NET) (4)	MAXIMUM PARKING AS PER DSUP	STREET PARKING	COMPACT SPACES	STANDARD SPACES	HANDICAP SPACES	VAN ACCESSIBLE HANDICAP	TOTAL PROVIDED PARKING
PHASE 01	4	129,110		-	2	39	206	6	2	255
PHASE 02	4	84,500		-	4	93	169	6	2	274
PHASE 03	4	105,840		-	2	91	165	5	2	265
PHASE 03/04 GARAGE	3	58,400		-	-	42	127	6	2	177
PHASE 04	4	72,700		-	-	58	121	5	2	186
TOTAL PARKING		450,550		2,055	8	323	788	28	10	1,157

TOTAL RESIDENTIAL & PARKING GSF: 1,980,480

NOTES:

1. PER DSUP PERMIT, ADDITIONAL ALLOWANCE OF UP TO 250,000 SF OF OFFICE MAY BE CONVERTED TO HOTEL & UP TO 125,000 SF OF OFFICE MAY BE CONVERTED TO RESIDENTIAL
2. LOT AREA REFLECTS BLOCK 32 PER DSUP
3. RETAIL AREA TO BE PROVIDED AS A RANGE BETWEEN 9,000 TO 15,000 SF
4. TO BE DETERMINED THROUGH THE PROJECT'S DESIGN GUIDELINES
5. AVERAGE FINISH GRADE FOR ALL BUILDINGS IS BASED ON GRADE AT EISENHOWER PLAZA FRONTAGE
6. SEE CARLYLE PLAZA DESIGN GUIDELINES FOR ADDITIONAL LIMITATIONS ON HEIGHT



UPDATES TO PROPOSED DESIGN  
1. RESIDENTIAL TOWERS PROPOSED (PHASE 1 & 2)  
2. OPEN SPACE ADJUSTED BASED ON PROPOSED DESIGN.  
3. PARKING ENTRY SHIFTED SOUTH ON SAVOY STREET.  
4. PHASE BOUNDARIES PROVIDED CONSIDERING CONSTRUCTABILITY OF PHASE 1, 2 & 4.









PROJECT:  
**CARLYLE PARK TOWERS**  
ALEXANDRIA, VIRGINIA

DRAWING NO:  
DRAWING:  
**PROPOSED SITE PLAN**

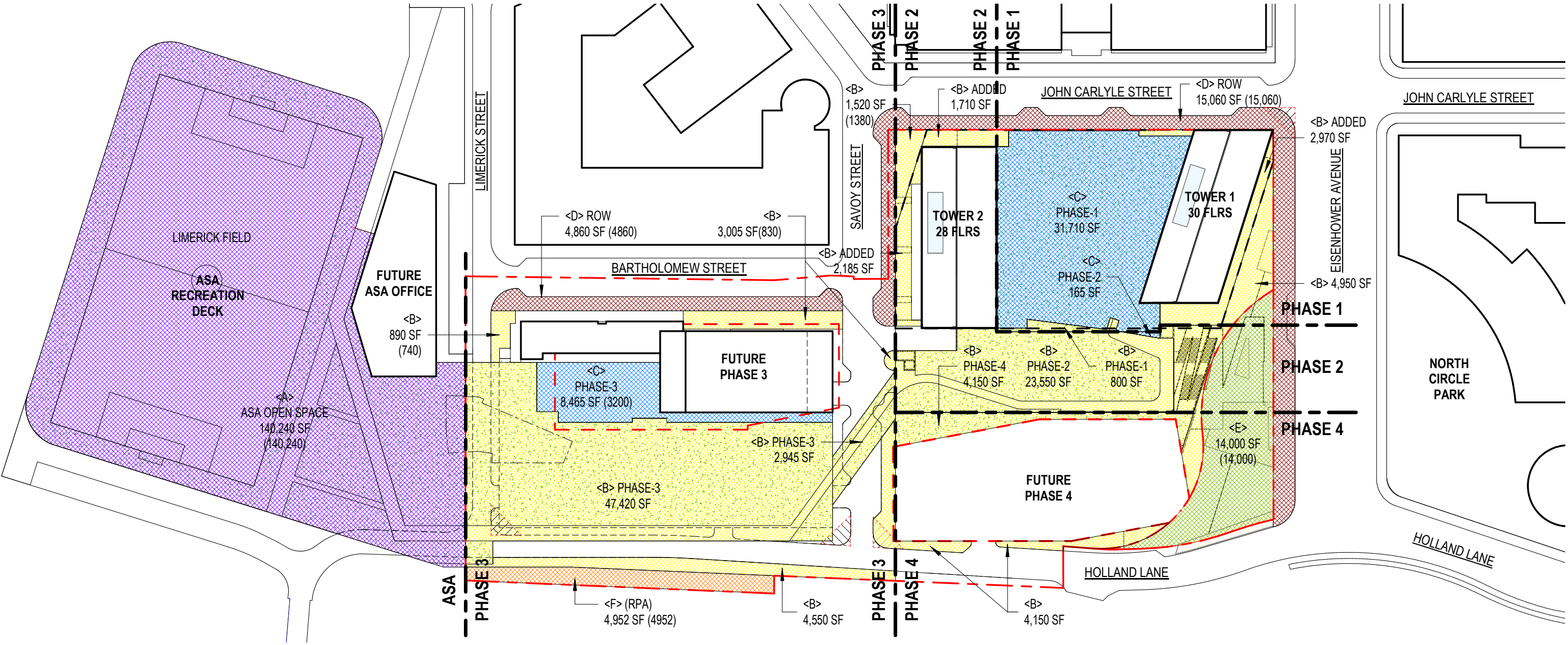
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		DSUP 2012	PROVIDED	DIFFERENCE
	A. ASA OPEN SPACE (N.I.C)	140,420 SF	N.I.C.	-
	B. PRIVATE OPEN SPACE WITH PUBLIC ACCESS EASEMENT	102,710 SF	104,795 SF	+ 2,085 SF
	C. PRIVATE OPEN SPACE	4,700 SF	31,875 SF	+ 27,175 SF
	D. PUBLIC OPEN SPACE WITHIN ROW	19,920 SF	19,920 SF	-
	E. PUBLIC OPEN SPACE CREATED BY EISENHOWER ROAD RE-ALIGNMENT	14,000 SF	14,000 SF	-
	F. PUBLIC OPEN SPACE WITHIN RPA, TO BE DEDICATED TO THE CITY OF ALEXANDRIA	4,952 SF	4,952 SF	-

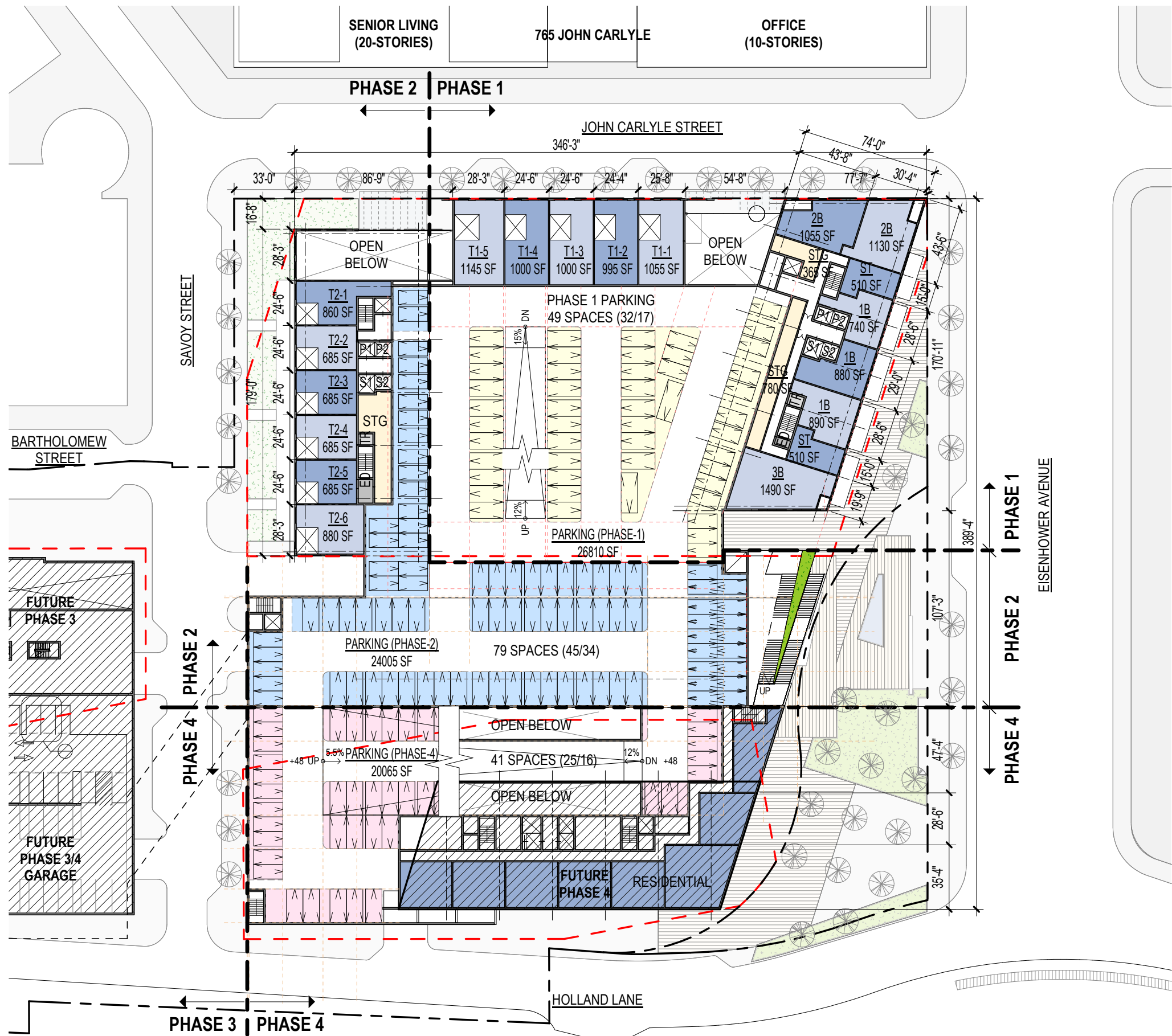
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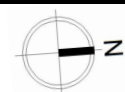
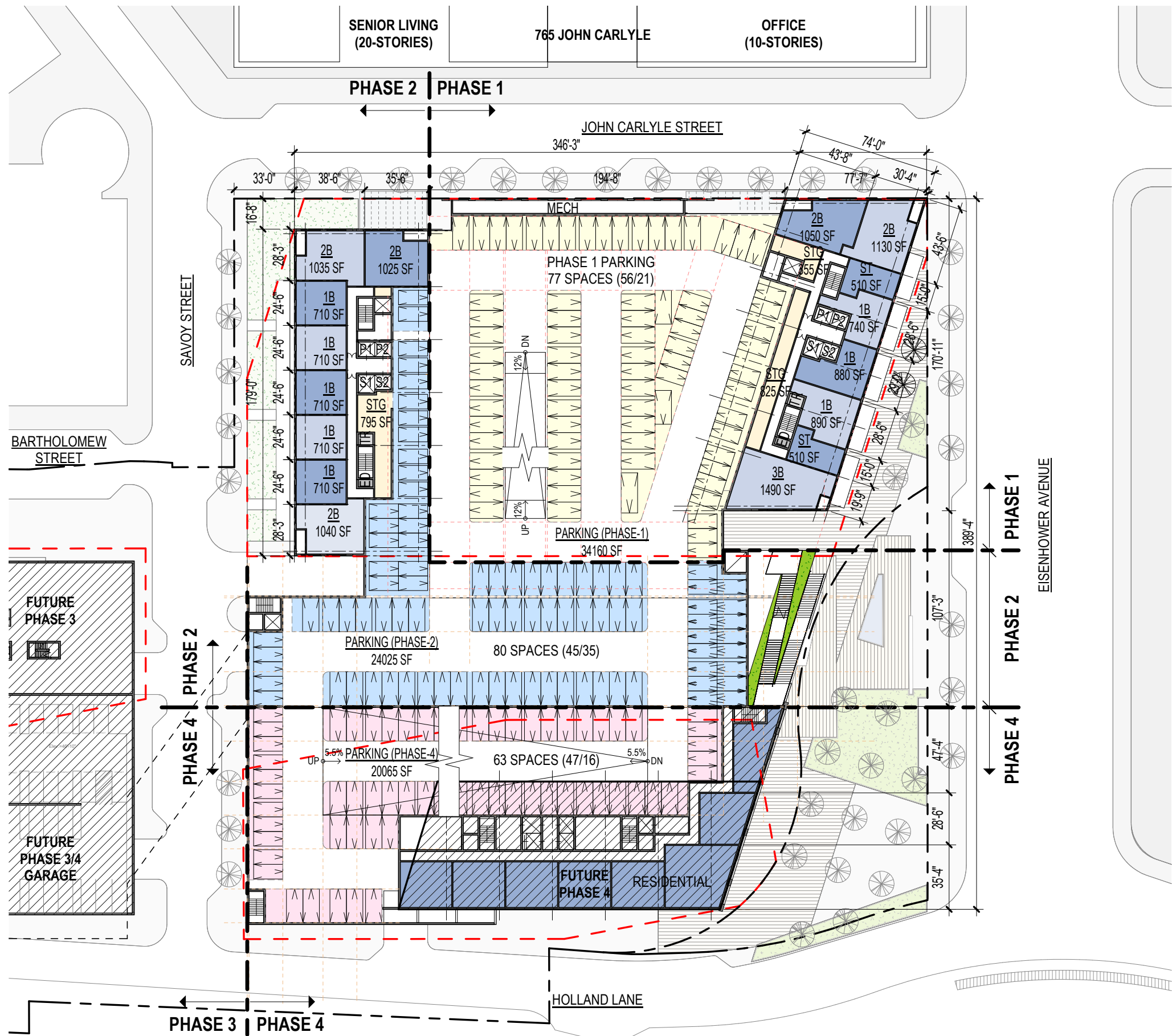
< ZONE >  
PROPOSED AREA  
(PREVIOUS DSUP AREA)





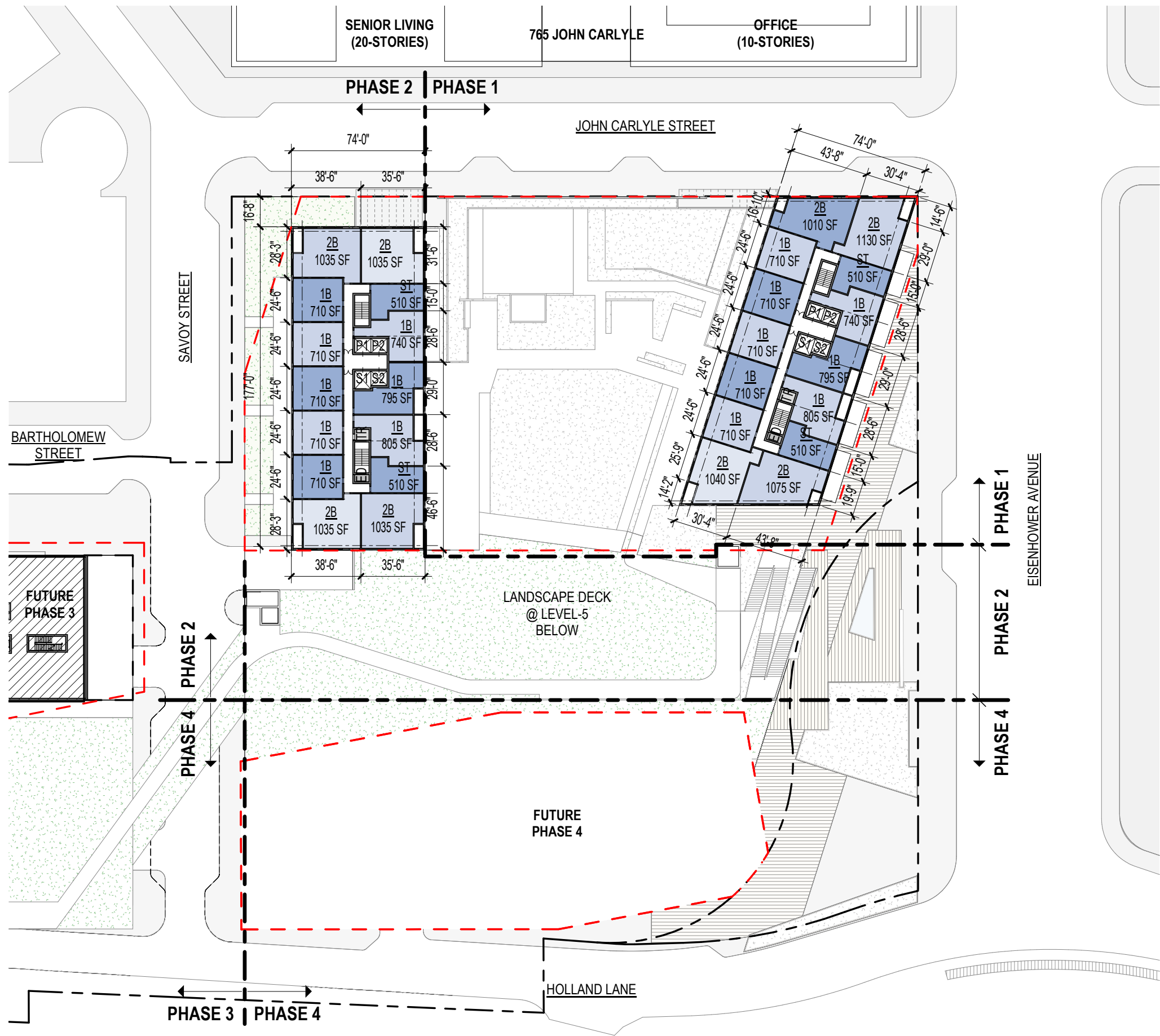




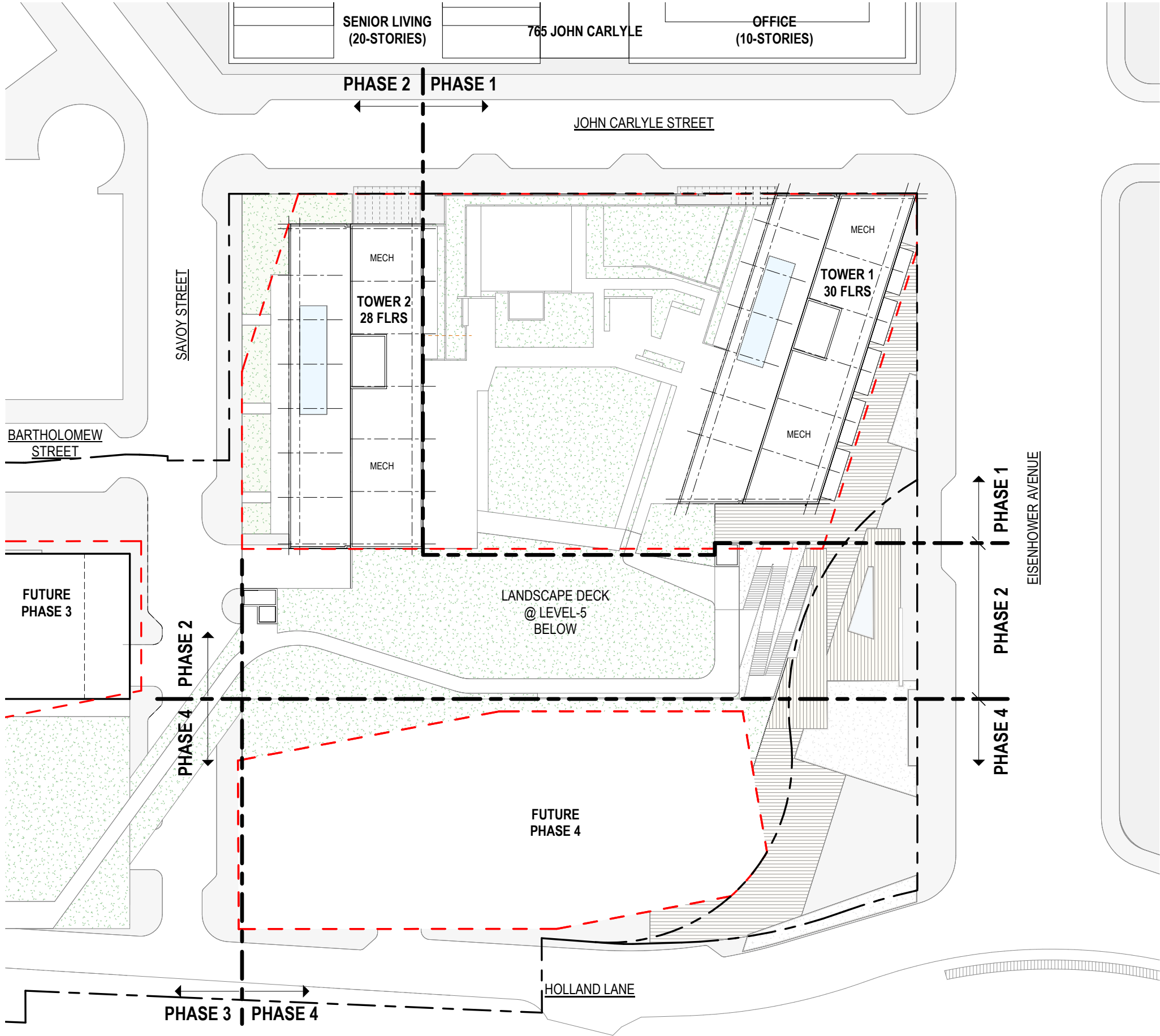


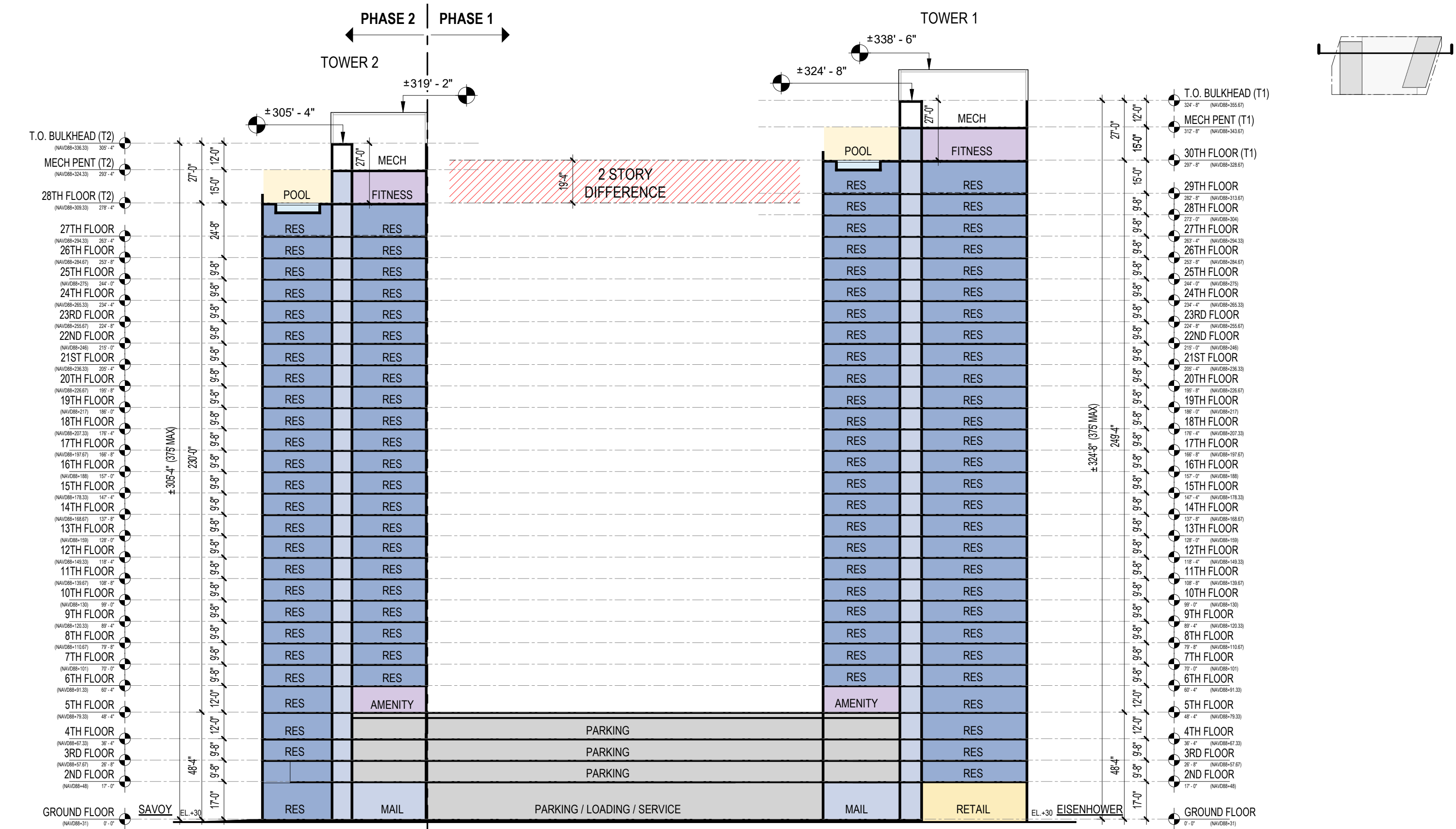












PROJECT:  
**CARLYLE PARK TOWERS**  
ALEXANDRIA, VIRGINIA

DRAWING NO:  
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**CROSS SECTION NORTH-SOUTH**

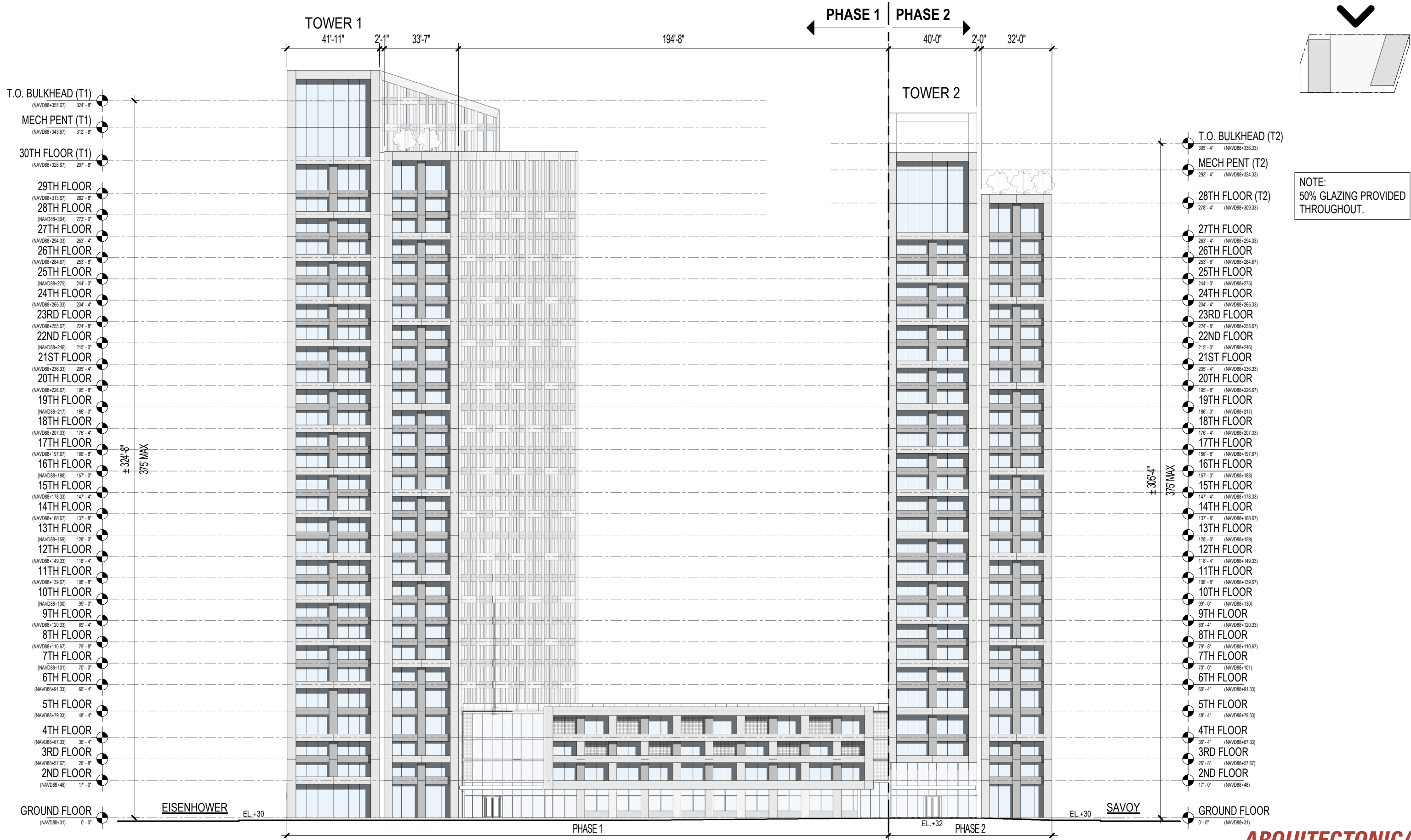
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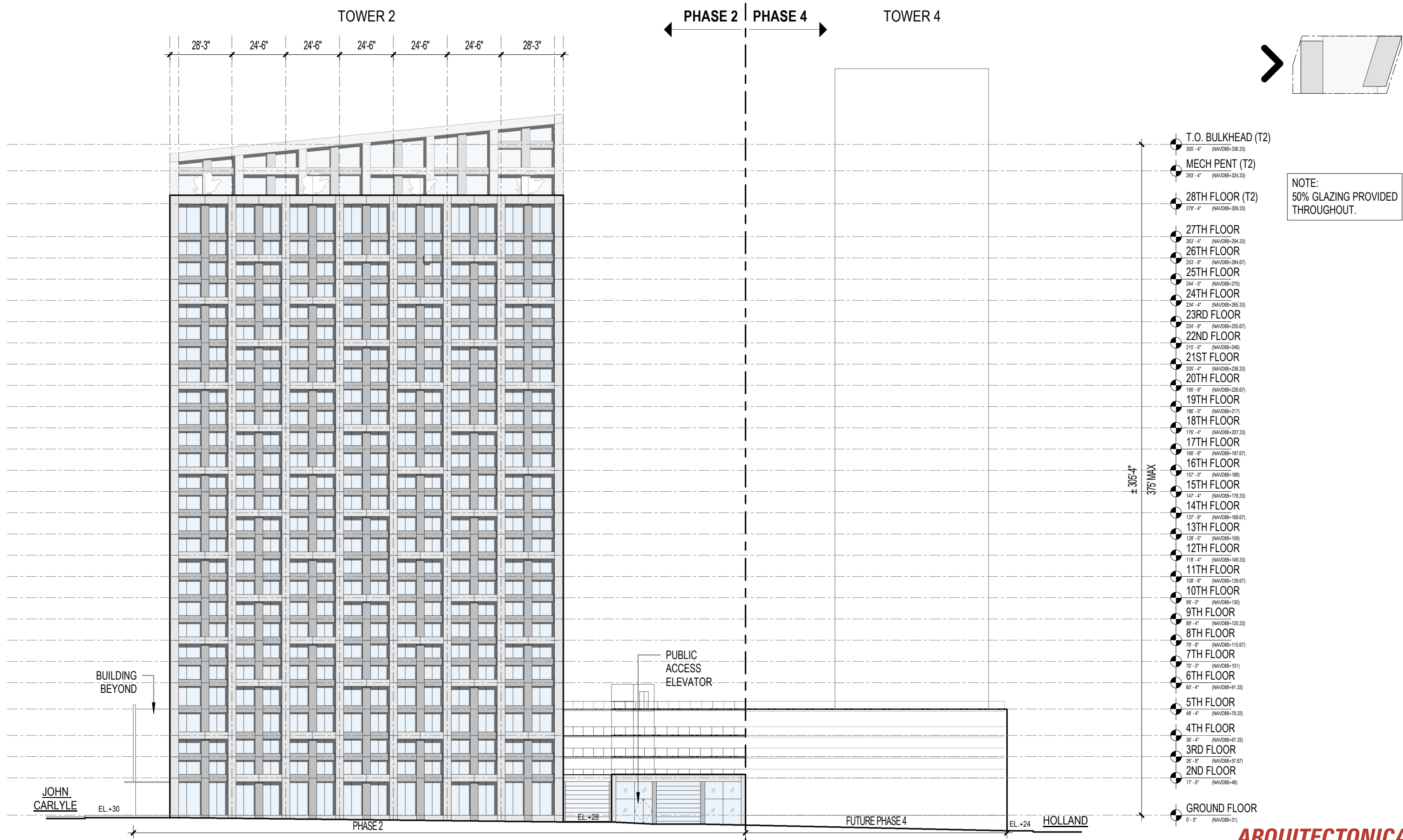


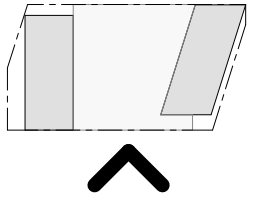


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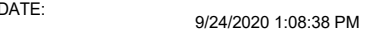


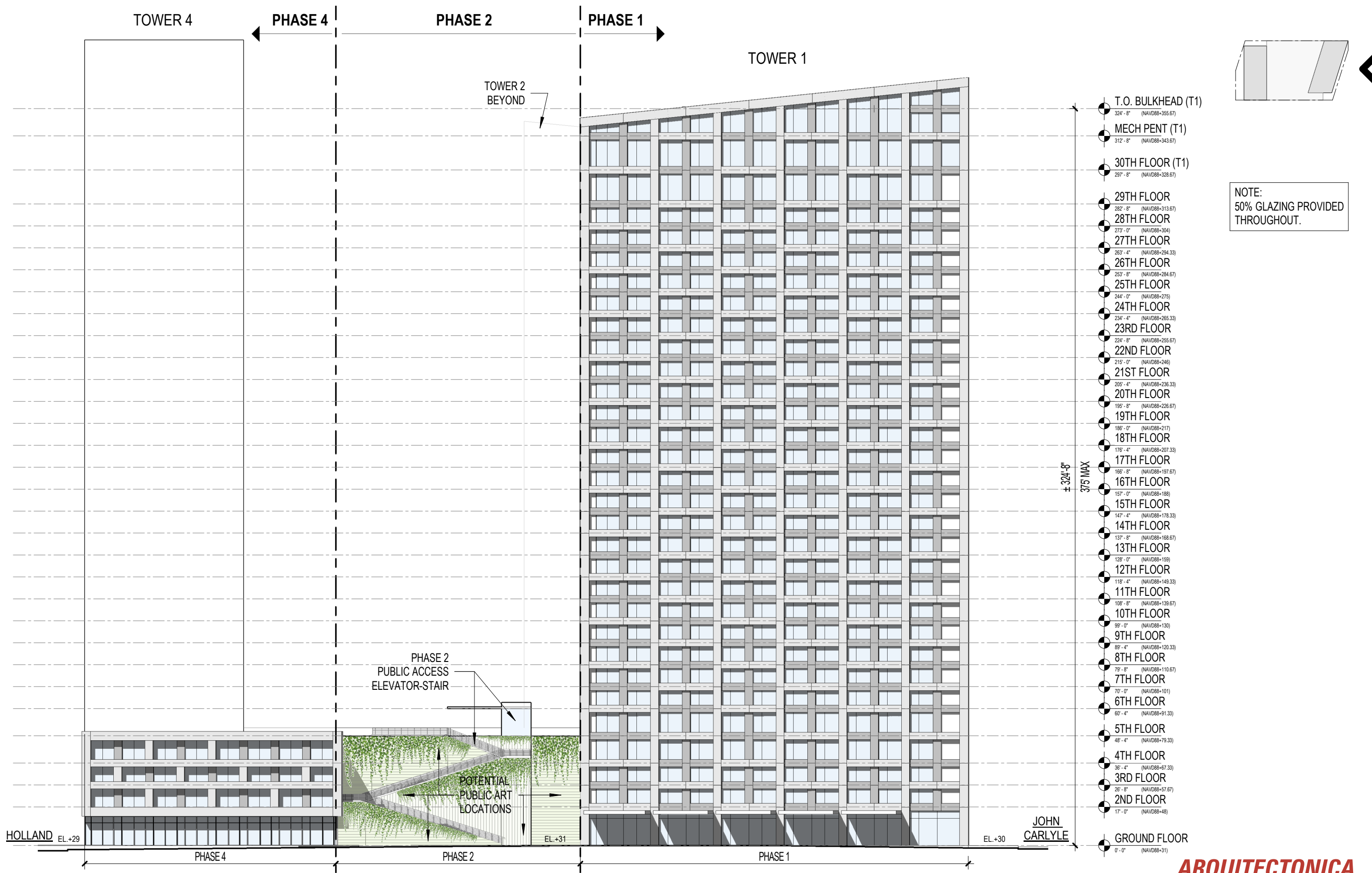






# ARQUITECTONICA





NOTE:  
50% GLAZING PROVIDED  
THROUGHOUT.

HOLLAND EL.+29

EL.+31

EL.+30

JOHN  
CARLYLE

PREPARED FOR:



PROJECT:

CARLYLE PARK TOWERS  
ALEXANDRIA, VIRGINIA

DRAWING NO:

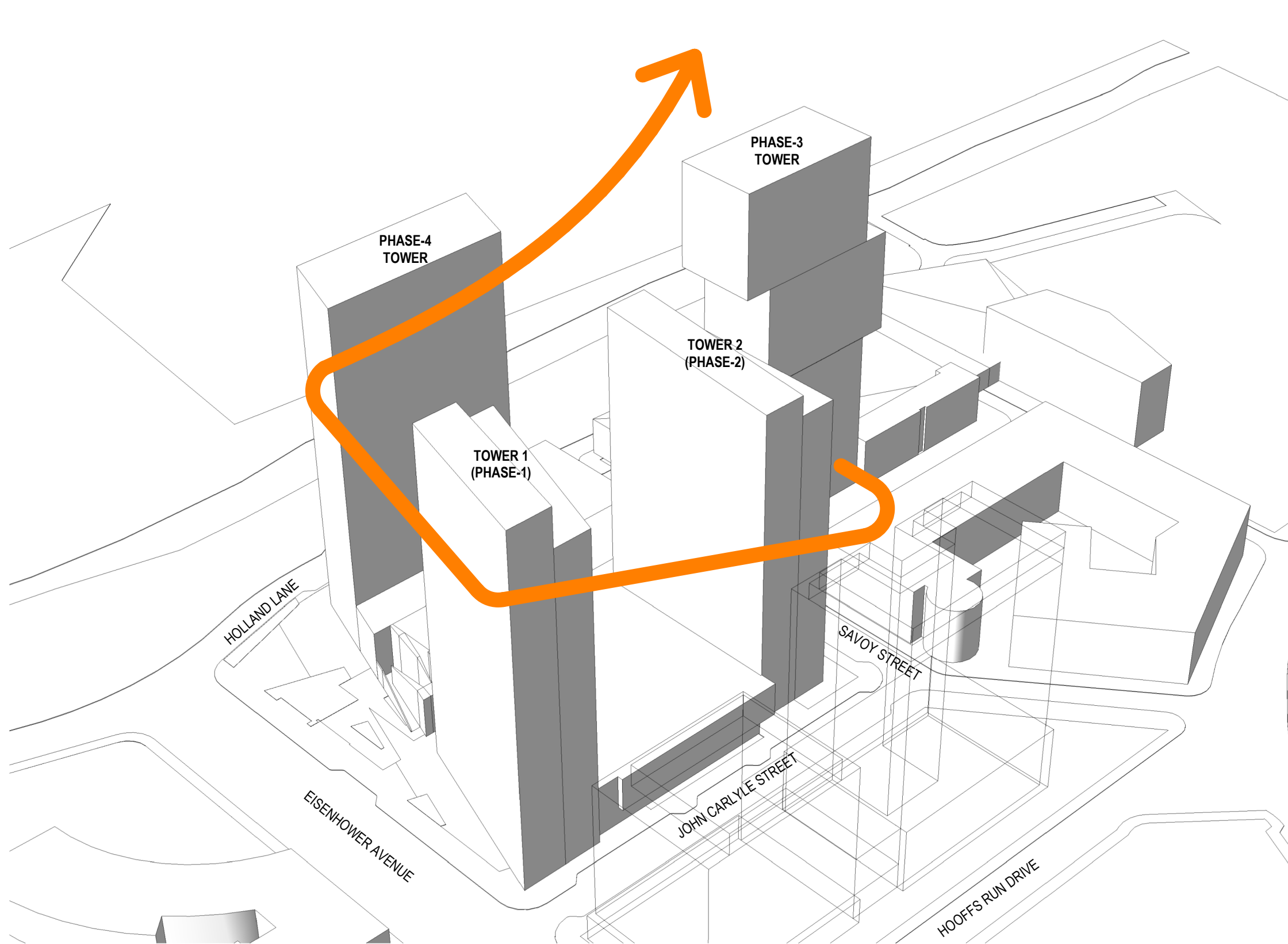
DRAWING:

NORTH ELEVATION

ARQUITECTONICA

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PREPARED FOR:



PROJECT:

**CARLYLE PARK TOWERS**  
ALEXANDRIA, VIRGINIA

DRAWING NO:

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**SPIRAL DIAGRAM**

**ARQUITECTONICA**

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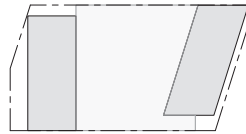
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VIEW KEY PLAN



**ARQUITECTONICA**

PREPARED FOR:



PROJECT:

**CARLYLE PARK TOWERS**  
ALEXANDRIA, VIRGINIA

DRAWING NO.:

DRAWING:

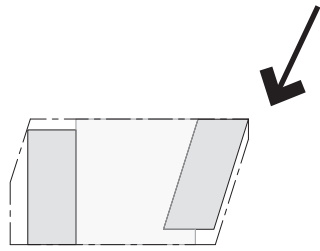
**PERSPECTIVE VIEW FROM NORTH-EAST**

DATE:

09/24/2020

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VIEW KEY PLAN











**ARQUITECTONICA**

PREPARED FOR:  
**JM·ZELL**

PROJECT:  
**CARLYLE PARK TOWERS**  
ALEXANDRIA, VIRGINIA

DRAWING NO.:

DRAWING:  
**STREET PERSPECTIVE OF PLAZA FROM NORTH-WEST**

DATE: 09/24/2020

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**ARQUITECTONICA**

PREPARED FOR:  
**JM·ZELL**

PROJECT:  
**CARLYLE PARK TOWERS**  
ALEXANDRIA, VIRGINIA

DRAWING NO:  
DRAWING:  
**PERSPECTIVE OF LANDSCAPE DECK LOOKING NORTH**

DATE: 09/24/2020

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